



**HOUSING AUTHORITY
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4510 • TDD: 855.892.6095 • www.hacola.org

**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, NOVEMBER 19, 2014
12:00 PM
CDC-HACoLA HEADQUARTERS
700 W. MAIN STREET
ALHAMBRA, CA 91801
(626) 586-1501**

= = = = = = = = = = = = =

1. Call to Order

2. Roll Call

**Alma Cibrian Reza, Chair
James Brooks, Vice Chair
Michelle-Lynn Gallego
Zella Knight
Val Lerch
Margaret Mott
Henry Porter Jr.**

3. Reading and Approval of the Minutes of the Previous Meeting

Regular Meeting of October 15, 2014.

4. Report of the Executive Director

5. Presentations

- Family Self-Sufficiency (FSS) (Ms. Tracey Wheeler) – Christina Frausto-Lupo
- Section Eight Management Assessment Program (SEMAP) – Margarita Lares
- Public Housing Assessment System (PHAS) – Maria Badrakhan

6. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

Regular Agenda

None at this time.

7. Housing Commissioners May Provide Comments or Suggestions for Future Agenda Items

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 700 W. Main St., Alhambra, CA 91801. Access to the agenda and supporting documents are also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least (3) business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (626) 586-1501, or by e-mail at roberta.lear@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, October 15, 2014.

The meeting was convened at Carmelitos Housing Development, 851 Via Carmelitos, Long Beach, CA 90805 - (562) 423-5464.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair, Cibrian Reza, at 12:03 p.m.

| <u>ROLL CALL</u> | <u>Present</u> | <u>Absent</u> |
|--------------------------|-----------------------|----------------------|
| Alma Cibrian Reza, Chair | X | |
| James Brooks, Vice Chair | X | |
| Michelle-Lynn Gallego | | X |
| Zella Knight | X | |
| Val Lerch | X | |
| Margaret Mott | X | |
| Henry Porter | X | |

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director
Emilio Salas, Deputy Executive Director
Maria Badrakhan, Director, Housing Management
Margarita Lares, Director, Assisted Housing

GUESTS PRESENT:

None.

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Porter, seconded by Commissioner Knight, the Minutes of the Regular Meeting of September 24, 2014 were amended and approved. Commissioner Lerch and Commissioner Cibrian Reza abstained.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director, Emilio Salas reported the following:

Mr. Salas noted that sadly one of our Resident Services staff members, Daniel (Skip) Gibson, recently passed away after losing his battle with cancer.

On October 3, 2014 the Housing Authority received official notice that we were awarded approximately \$1.2 million in funding to administer 138 Veterans Affairs Supportive Housing (VASH) vouchers for the 2014 calendar year. On the same date, we also received an invitation to apply for an additional 125 VASH vouchers. This new round of vouchers is being redistributed due to other Public Housing Agencies (PHA's) across the country declining their invitation to apply for these vouchers.

Mr. Salas hopes to announce the release of a universal application that will be implemented for all of our special programs.

Mr. Salas previously informed this Board of Commissioners about the additional award of 38 project based vouchers for a property located within the City of Los Angeles. Since the award there were new developments that led to the return of these vouchers to the U.S. Department of Housing and Urban Development (HUD). On September 12, 2014, he received an e-mail from HUD asking to confirm the availability of the units. We had repeated contact with the developer and were unable to come to a resolution that led to the return of the vouchers.

Mr. Salas reported that the Housing Authority is closely monitoring a case that is currently before the Supreme Court which addresses the theory of Disparate Impact and whether or not disparate impact is within the jurisdiction of a court. This case will have a far reaching effect on PHA's throughout the country because of HUD's new rule Affirmatively Furthering Fair Housing which uses Disparate Impact as one key component.

Mr. Salas continued to explain that on two prior occasions the Supreme Court agreed to hear similar disparate impact cases. Both of those cases settled before the Court could hear the matters. A third case may be taken up by the Court. In March of 2014, another case *Inclusive Communities Project v. Texas Department of Housing*, arose and the ruling by the US Court of Appeals was that HUD's disparate impact rule was the correct legal standard for considering whether Texas tax credit allocations disparately impacted minorities.

Mr. Salas explained that for the past few years we have included language in the Annual Plan regarding our plan for disposition of some of our South Scattered Sites (SSS). This update as to the activities surrounding this strategy, as the process is now well under way. To provide some context, the SSS has long been especially challenging to manage due to several factors, the greatest of which is the difficulty we have in maintaining small sites that are scattered over a large geographical area.

The Housing Authority is proposing to dispose of 241 public housing units in SSS and retain the other half which consists of South Bay Gardens, Century Wilton, and Big Normandie Apartments. The properties have been appraised and the plan is to submit an application to HUD to allow us to sell all of these properties and use the proceeds to either acquire land and build new housing or rehabilitate an existing property. We believe we could construct between 72-84 units and apply for approximately 150+ replacement vouchers to make up the balance of the 241 units sold.

The Housing Authority has held several resident meetings to include the Resident Council Forum on July 8, 2014, and four meetings in August and September at 90th Street and Century Wilton, Los Angeles. The vast majority of the questions were regarding relocation, security deposits, and possible transfers to other public housing developments. Once individuals knew they would either be relocated to the newly built units, or be offered a voucher, they were at ease.

The Housing Authority has received 7 phone calls from residents who did not attend a meeting – and basically reviewed what was presented at the meetings.

The Housing Authority is scheduled to do a presentation for the Resident Advisory Board (RAB) at the November 19, 2014 meeting.

Mr. Salas noted that the Housing Authority recently increased our payment standards effective October 4, 2014 in conjunction with the recent increase in the Fair Market Rents (FMR) that were released from HUD. The FMR's were increased an average of 1.2%. In addition to this increase, we also increased our payment standard from 90% to 94% of this newly established FMR which in essence increases the payment standards by slightly over 5% from the previous one. This will allow families more latitude in finding units in a rental market that is quickly heating up.

Agenda Item No. 5 - Presentations

Resident Services – Shelly Thompson.

Agenda Item No. 6 - Public Comments

Michele Meindl, a resident of Carmelitos Housing Development, addressed the Board of Commissioners about a problem she was encountering with the computer lab workers operating hours. Maria Badrakhan, Director of Housing Management, will follow-up with the Office of Samoan Affairs, the Licensee providing computer services to Carmelitos Housing Development.

Ms. Meindl also inquired about a notice she received on utility allowances. Ms. Lynn Anderson, Property Manager, answered that the notices were sent notifying residents of increased rents. Ms. Badrakhan suggested subsidies from utility companies to assist with her increase. Commissioner Knight questioned whether the Housing Authority of the County of Los Angeles (HACoLA) has sent educational kits to the residents. Ms. Badrakhan will follow-up.

Regular Agenda

On Motion by Commissioner Porter seconded by Commissioner Knight and unanimously carried, the following was approved by the Housing Commission:

**APPROVE AN AGREEMENT TO NEGOTIATE EXCLUSIVELY WITH OLSON
URBAN HOUSING, LLC FOR THE DISPOSITION, DEVELOPMENT AND SALE
OF 13024 SALINAS AVENUE IN UNINCORPORATED WILLOWBROOK
(DISTRICT 2)**

AGENDA ITEM NO. 7

1. Recommend that the Board of Commissioners approve an Agreement to Negotiate Exclusively ("ANE") with a 180-day term, presented in substantially final form, between the Housing Authority and Olson Urban Housing, LLC, for the Salinas Avenue Homeownership Project, a 9.5 acre development consisting of up to 95 single-family homes, to be located at 13024 Salinas Avenue in unincorporated Willowbrook.
2. Recommend that the Board of Commissioners authorize the Executive Director, or his designee, to negotiate, execute, and, if necessary, amend or terminate the ANE and all related documents with Olson Urban Housing, LLC, following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners authorize the Executive Director, or his designee, to extend the term of the ANE for a maximum of two 90-day extensions, if needed.
4. Recommend that the Board of Commissioners find that approval of an ANE, as described herein, is not subject to the provisions of the California Environmental Quality Act (CEQA), because the action will not have the potential for causing a significant effect on the environment.

Agenda Item No. 8 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Lerch reported that he had an enjoyable vacation, covering 9 states in 21 days and visiting Mount Rushmore National Memorial in Keystone, South Dakota. He stated he was glad to be back.

Commissioner Brooks was glad to see the HACoLA adding more affordable housing.

Commissioner Cibrian Reza thanked Resident Services staff for their hard work and noted she looked forward to hearing more about their clinics.

Commissioner Porter stated it was good to be here and thanked the Resident Services coordinator, Shelly Thompson. He also attended the Terracina Grand Opening ceremony on August 7, 2014. He noted these apartments consist of 72 units of affordable housing, including 15 units set aside for transitional age youth. Mr. Sean Rogan, Executive Director, announced that the Housing Development was featured on L.A. Now, a Los Angeles County weekly news show.

Commissioner Knight praised all staff and noted the Resident Services coordinator, Daniel Gibson, will be missed. She suggested perhaps we could memorialize him on the website. For those attending the NAHRO conference on August 16, 2014; please note the conversations with an interagency council on homelessness; keeping in mind the impacts, developing policies, etc.

Commissioner Mott had no comments.

On Motion by Commissioner Brooks, seconded by Commissioner Knight, the Regular Meeting of October 15, 2014 was adjourned at 12:58 p.m.

Respectfully submitted,



SEAN ROGAN
Executive Director
Secretary-Treasurer

Housing Authority - County of Los Angeles

November 19, 2014

FOR YOUR INFORMATION ONLY

TO: Housing Commissioners

FROM: Margarita Lares, Director
Assisted Housing Division



RE: FSS PROGRAM UPDATE – OCTOBER 2014

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher Program Participants achieve economic independence and self-sufficiency.

ACTIVITIES

| | | |
|---------------------------------------|---|---|
| NUMBER CURRENTLY ENROLLED | 579 | As of October 1, 2014 |
| NEW ENROLLMENTS | 6 | FSS Participants Enrolled |
| CONTRACTS EXPIRED | 4 | FSS Contracts Expired |
| DIRECT ASSISTANCE REFERRALS | 225 10 504 11 10 82 1 1 1 205 1 | Workforce Centers Home Ownership Program/Seminars/workshops Job referrals Educational/Vocational Services Credit Repair Services Financial Literacy Individual Deposit Accounts (IDA) Transportation Assistance Health & Food Services Other Social Services Youth Services |
| OUTREACH & COMMUNITY EVENT | 1 1 1 | 50/50 Fund Raiser to fund the Antelope Valley Annual Holiday Event Clippers tickets Raffle to fund the Alhambra Office Annual Holiday Event Regional Community Alliance (RAC) Meeting |
| GRADUATIONS | 1 | Graduations with an effective date of October 31 st . |
| Pending Graduations | 1 | Requests to Graduate received |

If you have any questions, please feel free to contact me at (626) 586-1671.

ML:MP:dt

Attachment

FAMILY SELF-SUFFICIENCY (FSS) GLOSSARY OF TERMS

Listed below are brief descriptions of each category in the monthly FSS Report.

1. **Number Currently Enrolled** – Current number enrolled on the FSS program as of the date the FSS Report is presented.
2. **New Enrollments** - The number of Participants enrolled in the FSS program with an effective date on the month the FSS Report is presented.
3. **Contract Expired** – The number of participant contracts that expired at the end of the month prior to the FSS Report presented.
4. **Direct Assistance Referrals** – Referrals sent to FSS participants based on their requests and or the participant's goals needed to be accomplished prior to successfully completing the program.
5. **Outreach and Community Events** – Information that was shared with FSS participants and or events or meetings the FSS Coordinators attended.
6. **Graduations** – FSS participants that graduated last month.
7. **Pending Graduations** – FSS participants who have requested to graduate and are pending review of successful completion of goals.